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Sansone Group Expands into Cold Storage Facilities in Southeast Market

St. Louis, Missouri – July 6, 2022 – Sansone Group, in partnership with Mandich Group, has acquired a rare 7.27 acres infill site located in downtown Tampa, FL, and will develop a 110,476 square foot cold storage spec industrial building. The site is located in Ybor City, along the I-4 corridor, and is less than three miles from Port Tampa and 12 miles from the Tampa International Airport. This market is restricted on supply with no Class A space available and will be positioned well for a future tenant.

Mandich Group owns and manages properties throughout the United States, with over 2,000,000 square feet of cold/dry storage assets under management. Led by three brothers, Michael, Mark, and Nick, the Mandich Group and its subsidiary Cold-Link Logistics specialize in cold storage facilities and aim to become the largest privately held cold storage owners in the United States. Michael Mandich, the company's president, explained, "We are extremely excited to partner with Sansone Group on adding to our cold storage capabilities. We believe there's a deep need for well-located last mile-oriented cold storage facilities to meet future demands. Through teamwork and collaboration, this project will help support many users' needs in the cold chain network." Mandich says, " This project enables us to grow our current portfolio to 10-sites throughout the country, bringing the total to 2.25 million square feet of cold storage assets under development."

This is Sansone Group's first Industrial Development project in Tampa and the first joint venture with Mandich Group. Pete Crane, Regional Director of Development & Acquisitions in the Southeast at Sansone Group shared, "Sourcing a site in a dynamic infill location like downtown Tampa that has both port and highway access in proximity is nearly impossible. The Cold Storage product we're going to build here has never been in higher demand than it is now, it literally doesn't exist today." Crane continued, "Thank you to Eric Swanson of Avison Young for bringing us the opportunity, and we're thrilled to partner with our friends at Mandich Group. We couldn't be more excited to bring a 45-foot clear, state-of-the-art Cold Storage facility to market with cold specialists, Tippmann Group as the contractor."

Jeff Greenwalt, National Director of Industrial Development at Sansone Group, is back in his comfort zone on this project. Before joining Sansone Group in 2019, Jeff built and developed several cold storage facilities throughout the US, including a 650,000 square foot 110' tall rack-supported fully automated facility in Richland, Washington. The facility is the largest refrigerated facility in the Americas. Jeff also pioneered the first oxy reduction fire suppression system in the US, allowing the facility to have no sprinkler piping. Nick Sansone, principal of the St. Louis-based firm, said, "We are very excited for the future developments in the cold storage space under Jeff's leadership."

Sansone continued about the partnership with the Mandich Group, "Speed to market is everything and we've put together a best-in-class team to deliver this building by 2024. That team starts with our first JV Partnership with Michael Mandich and his brothers, Mark & Nick, at the Mandich Group/Cold Link Logistics, specializing in the Cold Storage space. We are proud to be working alongside the Mandich family, and we plan on Tampa Cold Logistics to be the first of many deals we do together."

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About Sansone Group

Sansone Group is a family-owned and operated national commercial real estate firm headquartered in St. Louis with six offices across the US. The firm specializes in development, facility management, and brokerage services in commercial and residential sectors. Sansone Group is committed to providing superior and comprehensive commercial real estate services for every customer through Teamwork, Creativity, Hard Work, Faith, and Professionalism. Founded in 1957 by Anthony F. Sansone, Sr. and now led by four of his sons as principals of the firm: James, Timothy, Douglas & Nicholas.

About Mandich Group

Mandich Group, LLC is a private equity real estate investment company based in Miami, FL that specializes in the industrial sector, specifically Cold Storage and food related properties. We acquire, improve and operate our investments in growth markets throughout the United States on behalf of our company principals and private investors. The Mandich Group is a Company built on Family Values dedicated to serving our customers' needs through designing specific solutions to meet the ever-increasing demand on Cold Chain innovations and efficiencies.